

HISTORIC LANDMARK COMMISSION
JUNE 27, 2016
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2016-0044
1715 SUMMIT VIEW PLACE
OLD WEST AUSTIN

PROPOSAL

Demolish a ca. 1928 house.

ARCHITECTURE

Two-story, rectangular-plan, side-gabled stuccoed frame house in a minimal Mediterranean Revival style; round-arched French doors on the ground floor; single, paired, and triple 1:1 fenestration; tile roof.

RESEARCH

The house was built around 1928 by Emery and Beulah Peffley, who lived here until around 1930. Emery Peffley was born in Indiana, and had lived in Arkansas where he was an office book-keeper in the 1920s. He and Beulah moved to Texas before 1930 – the census report of that year shows them in Lockhart, Texas, where he was a seed dealer. While living in this house, Emery Peffley had no occupation listed in the city directories. He and Beulah eventually moved to Brady, Texas, where he was in the insurance business. He died in Brady in 1944.

Tilghman and Esten Turner are listed as the owners of the house in the 1930-31 city directory; he was the state manager for an insurance company. The next owners of the house were Richard and Gwendolyn Monroe, who are listed as the owners of the house in the 1932-33 city directory. Richard Monroe was a car dealer, with a Chevrolet dealership on E. 5th Street.

From the mid-1930s until around 1938, the house was rented by J. Franklin and Louise Cage. J. Franklin Cage had no occupation listed in the city directories while he and Louise lived in this house but census reports reveal that he had been a bank president in San Antonio in 1930, and was a road contractor by 1940, living in a house on Pease Road in Austin.

From around 1938 until her death in 1969, the house was owned and occupied by Bertha Edgar, and her husband Joe. Joe Edgar was a Tennessee-born oil man; Bertha May Edgar had grown up in Georgetown. Joe and Bertha Edgar were living in Georgetown in 1930, where Joe was a real estate broker. They had previously lived in Lampasas. In Austin, Joe Edgar had oil properties; he and his son, Joe Edgar, Jr. formed Edgar & Edgar, managing oil properties. Joe Edgar, Sr. died in 1953. Bertha Edgar continued to live in this house until her death in 1969.

The history of the house after Bertha Edgar's death is unclear, as the address is not listed in city directories from the 1970s through the 1990s.

STAFF COMMENTS

The house is contributing to the Old West Austin National Register Historic District, but has suffered a great deal of deterioration over the last 20 years or so. The applicant for the demolition permit has looked at ways to preserve the house, but has determined it to be unfeasible due to the deterioration of the house. The applicant has provided a structural report detailing the condition of the house.

STAFF RECOMMENDATION

Staff is very reluctant to recommend release of the demolition permit, but the structural report provided by the applicant makes a case that this house has been neglected for too long a time to be reasonably preserved. Staff must recommend release of the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations of the house, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center, and upon the Commission's review of the plans for new construction on the site.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2016-0044
1715 SUMMIT VIEW PLACE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 333'

1715 (51) Summit View Place
ca. 1928





OCCUPANCY HISTORY 1715 (51) Summit View Place

City Directory Research, Austin History Center
By City Historic Preservation Office
June, 2016

- | | |
|---------|---|
| 1992 | The address is not listed in the directory. |
| 1985-86 | The address is not listed in the directory. |
| 1981 | The address is not listed in the directory. |
| 1977 | The address is not listed in the directory. |
| 1973 | The address is not listed in the directory. |
| 1968 | Bertha Edgar, owner Widow, Joe Edgar Retired NOTE: The address is listed as 51 Summit View Place. |
| 1965 | Bertha Edgar, owner Widow, Joe Edgar No occupation listed NOTE: The address is listed as 51 Summit View Place. |
| 1962 | Bertha Edgar, owner Widow, Joe Edgar No occupation listed NOTE: The address is listed as 51 Summit View Place. |
| 1959 | Bertha Edgar, owner Widow, Joe Edgar No occupation listed NOTE: The address is listed as 51 Summit View Place. |
| 1955 | Bertha Edgar, owner Widow, Joe Edgar No occupation listed NOTE: The address is listed as 51 Summit View Place. |
| 1952 | Joseph I. and Bertha Edgar, owners Oil properties, 1210 Perry-Brooks Building, 121 E. 8 th Street. NOTE: The address is listed as 51 Summit View Place. |
| 1949 | Joseph I. and Bertha Edgar, owners President, Edgar & Edgar (Joseph I. Edgar, Jr., partner), oil properties, 801 Littlefield Building. NOTE: The address is listed as 51 Summit View Place. |
| 1947 | Joseph I. and Bertha Edgar, owners Oil operator Also listed is Joseph I. Edgar, Jr., an oil operator. |

NOTE: The address is listed as 51 Summit View Place.

- 1944-45 Joseph I. and Bertha Edgar, owners
Rancher
Also listed is Joseph Edgar, Jr., U.S. Army; and Mildred Edgar, a book-keeper in the State Treasurer's Office.
NOTE: The address is listed as 51 Summit View Place.
- 1941 Joseph I. and Bertha Edgar, owners
No occupation listed
Also listed is Joseph I. Edgar, Jr., no occupation shown.
NOTE: The address is listed as 51 Summit View Place.
- 1939 Joseph I. and Bertha Edgar, owners
Student, University of Texas
Also listed is Joseph I. Edgar, Jr., a student at the University of Texas.
NOTE: The address is listed as 51 Summit View Place.
- 1937 J. Franklin and Louise Cage, renters
No occupation listed
Also listed is J. Franklin Cage, Jr., a student at the University of Texas.
NOTE: Joseph and Bertha Edgar are listed at 3103 Wheeler Street; neither had an occupation shown. Joseph Edgar, Jr. was a student at the University of Texas.
NOTE: The address is listed as 51 Summit View Place.
- 1935 J. Franklin and Louise Cage, renters
No occupation listed
Also listed is J. Franklin Cage, Jr., no occupation shown.
- Harry S. and Dorothy Pollard, renters
Assistant, State Attorney General's Office
NOTE: The address is listed as 51 Summit View Place.
- 1932-33 Richard and Gwendolyn Monroe, owners
Proprietor, Monroe Motors, Chevrolet cars and trucks, 220 E. 5th Street.
NOTE: J. Franklin and Louise Cage are listed at 3807 Avenue G; neither had an occupation shown.
NOTE: The address is listed as 51 Summit View Place.
- 1930-31 Tilghman A. and Esten W. Turner, owners
State manager, Consolidated Indemnity and Insurance Company, 301-03 Littlefield Building.
NOTE: The address is listed as 51 Summit View Place.
- 1929 Emery A. and Beulah Peffley, owners
No occupation listed
NOTE: The address is listed as 51 Summit View Place.
- 1927 The address is not listed in the directory.
NOTE: Emery and Beulah Peffley are not listed in the directory.

BIOGRAPHICAL NOTES**Emery A. and Beulah Peffley (ca. 1928 - ca. 1930)**

Emery and Beulah Peffley appear in the 1930 U.S. Census for Lockhart, Texas, where they rented a house. Emery Peffley was 61, had been born in Indiana, and was a seed dealer. Beulah Peffley was 55, had been born in Illinois, and had no occupation listed. They had a son, Emery A., 15, who had been born in Arkansas.

The 1920 U.S. Census shows Emery A. and Beulah M. Peffley renting a house in the Caswell Township of Calhoun County, Arkansas, where Emery was an office book-keeper. They had 2 children: Kathleen, 12; and Emery A. Jr., 5. Both children had been born in Arkansas.

According to his 1944 death certificate, Emery Alton Peffley was born in Ladoga, Indiana in 1869, and was living in Brady, Texas at the time of his death. He was in the insurance business.

J. Franklin and Louise S. Cage (ca. 1933 – ca. 1938)

The 1930 U.S. Census shows Joseph F. and Louise S. Cage living in a house they owned in San Antonio; that house was worth \$15,000. Joseph F. Cage was 43, had been born in Texas, and was a bank president. Louise S. Cage was 41, had been born in Alabama, and had no occupation listed. They had 3 children: Josefa F., 19; Ruth L., 17; and Franklin F., 11, all of whom had been born in Texas.

The 1940 U.S. Census shows Joseph F. and Louise S. Cage living at 2300 Pease Road in Austin, a house they owned, and which was worth \$12,000. Joseph F. Cage was 54, had been born in Texas, and was a road contractor. Louise S. Cage was 52, had been born in Alabama, and had no occupation listed. Their two daughters were living with them: Joe, 29; and Ruth, 28. Both were public school teachers.

Joseph and Bertha Edgar (ca. 1938 – ca. 1969)

Joe and Bertha Edgar appear in the 1940 U.S. Census as the owners of this house, which was worth \$12,000. Joe Edgar was 59, had been born in Tennessee, and was an independent oil operator. Bertha Edgar was 59, had been born in Texas, and had no occupation listed. They had a son, Joe, Jr., 24, who had been born in Texas and had no occupation listed.

The 1930 U.S. Census shows Joe and Bertha Edgar in Georgetown, Texas, where they owned their house. Joe Edgar was a 39-year old Tennessee-born real estate agent. Bertha Edgar was 39, and had been born in Texas. They had 2 children: Mildred, 18; and Joe Allen, 14. Both of the children had been born in Texas.

In 1920, according to the census report of that year, Joe I. and Bertha L. Edgar were living in Lampasas, Texas, where Joe Edgar was an oil lease operator for the city.

Joe Edgar Sr., 62, Oil Operator, Dies

Joe I. Edgar Sr., 62, prominent oil operator, died at his home at 51 Summit View Wednesday night. He had been a resident of Austin the past 20 years and was a member of the firm, Joe Edgar and Son.

He held widespread oil royalty and lease interests in various states and also operated as an independent producer in Texas and Louisiana.

Survivors include his widow; a daughter, Mrs. C. H. Slator; a son, Joe Edgar Jr.; and three grandchildren, all of Austin; a sister, Mrs. Tom Christopher of Lexington, Tenn.; and a brother, George T. Edgar of Houston.

The body is at Cook Funeral Home where arrangements are pending.

News story on the death of Joe Edgar
Austin American, July 23, 1953

JOE L EDGAR SR.

Funeral services for Joe L. Edgar Sr. of 51 Summit View, will be held Friday at 11 a.m. at the Cook Funeral Home with Dr. Edmund Heinsohn officiating.

Active pallbearers will be Harry S. Pollard, Bruce Bledsoe, Judge J. E. Sturrock, Dr. A. Wayne Hodges, Jim Hale Miller and J. W. "Shorty" Jackson.

Honorary pallbearers will be John Ericson, Fred Upchurch, Dr. Carl J. Wieland, Jim Pribble, R. W. (Dick) Pettway, Joe Bryant, Paul Taylor, W. S. Day, R. L. Burford, Walter Achilles, Clint Ferris, Dub Barnhill, Frank Burnett, Dr. Leon White and Joe Minter. Burial will be in Capital Memorial Park.

Funeral notice for Joe Edgar
Austin American, July 24, 1953

MRS. JOE EDGAR SR.

Mrs. Joe Edgar Sr., 79, 51 Summit View, died at her residence Friday. She was the widow of the late Joe I. Edgar Sr., a prominent oil operator.

Survivors include daughter, Mrs. C. H. "Mildred" Slator, Austin; son, Joe Edgar Jr., Austin; brother, Lewis E. May, Georgetown; and three grandchildren, Rox Edgar, Nancy Edgar, and Debbie Lou Slator, all of Austin.

Funeral will be Sunday at 2 p.m. from Cook Funeral Home Chapel with the Rev. Samuel Baxter officiating. Burial will be in Capital Memorial Gardens.

Steve,

Please review the following documents for **1715 Summit View**. They describe the extensive structural damage and failing foundation at this property. The structural report prepared by Structures and the Geotechnical Report prepared by Holt Engineering will show that the existing structure after decades of soil expansion to a poorly designed foundation has suffered water intrusion and entrapment both in the structure and crawl space. This water intrusion has degraded the framing and foundation to a point beyond repair. There are 4 major issue to note:

1. The expansive fatty clay at this property requires 22' deep piers to resist the seasonal upheaval of the soil. There is simply no way to reinforce the existing foundation to resists this seasonal upheaval.
2. The existing framing has suffered extensive rot due to poorly maintained stucco and flashing along with large cracks opened in the structure due to seasonal upheaval of the foundation. For that reason "lifting" the framing is not possible without replacing most of it.
3. The existing wall cavities have held water and moisture due to water intrusion through the cladding that has created extensive mold growth through the structure.
4. Only 3 of the original steel windows remain on this residence. Two face the back yard, one faces the side yard. From the street all you see are replacement windows that are not similar to the original.

This lot is zoned MF3. It has always been my client's intension to create a single family residence on the property. We intend to create a residence that is comparable with the Historic District in terms of materials, massing and design. Please do not hesitate to get in touch with me if you have any questions.

Thank you,
Jennifer Marsh
designhouse